

Redevelopment Authority Minutes
Meeting of October 17, 2012

City Hall, Council Chambers

7:30 a.m.

Members Present: Messrs. Halloin, Green, Von Haden, Amundson, Mmes. Wildenberg

Members Absent: Messrs. DeRosa, Barr

Staff Present: Messrs. Schatz, Nick, Mmes. Mishefske, Noland, Kuba

1. **Minutes.**

The meeting was called to order by Mr. Halloin at 7:30 a.m. The minutes of the September 19, 2012, meeting were approved on a motion by Mr. Green, seconded by Mr. Von Haden.

2. **Financial Statements.**

Ms. Kuba presented the financial statement dated September 30, 2012. There were no operating expenses for the month of September. Capital expenses totaled \$86.59 for utilities at 28 Maple St. The RDA still has \$1.1 million remaining in the capital fund for West Bank.

Mr. Halloin inquired about return on investment and if the RDA ever calculated its ROI. Ms. Noland commented that TIF districts can measure certain aspects, but it is not translated directly into an ROI calculation. Mr. Halloin asked if this type of calculation would be helpful. Mr. Von Haden commented that yes, if there was some kind of guideline or tool that could relay potential return or benefit to the community, it would be helpful for Council making decisions.

Mr. Schatz commented that staff does some of that already by calculating the number of housing units and valuations before and after. That is part of our annual benchmarks. Mr. Halloin would like to see a condensed version of those numbers.

Mr. Von Haden made a motion to accept the financial statements, seconded by Ms. Wildenberg, and the motion carried.

3. **Motion to approve the purchase of land at 1724 Oxford Avenue.**

The RDA received an appraisal back on the land at 1724 Oxford at \$15,000. Lamar Properties is approving of that amount, and so the cost would be \$15,000 plus any closing costs. Ms. Wildenberg moved to approve the purchase of land at 1724 Oxford Avenue, seconded by Mr. Von Haden, and the motion carried.

Ms. Wildenberg inquired about the adjacent properties. Ms. Kuba explained that they were already owned by the RDA and already demolished. Other nearby properties that are not owned by the RDA include a multi-family home, warehouse, and some vacant land.

4. **Motion to accept a grant from WHEDA and Department of Financial Institutions in the amount of \$18,500 for the demolition of 28 Maple Street.**

Mr. Schatz corrected the amount on the agenda to \$18,950. The RDA applied for this grant and it was approved for taking down the building at the Chuck Gable property. Mr. Halloin asked if there were any other conditions to the grant. Ms. Kuba replied that it must be submitted and the demolition completed by December 30, 2012. The lowest bid that was entered for the demolition was \$18,950 through the City's purchasing department, but this will be an RDA expense.

Ms. Wildenberg made a motion to accept the grant from WHEDA and Department of Financial Institutions in the amount of \$18,950 and to complete the demolition of 28 Maple Street, seconded by Mr. Green.

Mr. Amundson clarified that there is no local or City share on this project and it is 100% funded. The motion passed.

5. **Executive Director's Report.**

Mr. Schatz informed the RDA that at the November or December meeting they can expect a proposal or multiple proposals on the vacant lot across from the Livery and to the east of Moeding's buildings in North Barstow. This has become a potential site for a downtown business looking to expand.

6. **Announcements, Directions, and Correspondence.**

Mr. Halloin noted that this is Brian Amundson's last meeting. The RDA benefited from his presence and he would like to recognize Mr. Amundson with a motion of acclamation for his tenure as interim City Manager.

Mr. Schatz commented that in the future, the RDA will begin discussing the property to the south of the Gable property on the West Bank.

The meeting was adjourned by Mr. Halloin at 7:45.

Jeff Halloin, Secretary